



Public Notice

ALDI, Inc.

ISSUED: December 2, 2014

EXPIRES: January 1, 2015

U.S. Army Corps
of Engineers
Buffalo District

Application No: 2014-00451 Section: OH

THE PURPOSE OF THIS PUBLIC NOTICE IS TO SOLICIT COMMENTS FROM THE PUBLIC REGARDING THE WORK DESCRIBED BELOW. NO DECISION HAS BEEN MADE AS TO WHETHER OR NOT A PERMIT WILL BE ISSUED AT THIS TIME.

**Application for Permit under Authority of
Section 404 of the Clean Water Act (33 U.S.C. 1344).**

APPLICANT: ALDI, Inc., 6000 North Noah Drive, Saxonburg, Pennsylvania 16056.

WATERWAY & LOCATION: Federal jurisdictional wetlands on an approximately 76.19-acre parcel located at the existing ALDI Hinckley Distribution Warehouse, at 1319 West 130th Street, in Hinckley Township, Medina County, Ohio (Sheet 1 of 3).

LATITUDE & LONGITUDE: Latitude North: 41.24498
Longitude West: -81.78113

EXISTING CONDITIONS:

Description of delineation of waters of the US, if applicable: A preliminary jurisdictional determination (PJD) for the parcel was issued July 8, 2014. This PJD identified six wetlands, Wetland A (12.01 acres - forested), Wetland B (0.07 acres - forested), Wetland C (0.73 acres - forested), Wetland D (0.43 acres - forested), Wetland E (1.86 acres - scrub shrub), and Wetland F (0.37 acres - forested), totaling 15.47 acres, and three streams, Stream 1 (2,200 linear feet (LF) - perennial), Stream 2 (256 LF - ephemeral), and Stream 3 (274 LF - Intermittent), totaling 2,730 LF, on the subject parcel that are part of a surface water tributary system to a navigable water of the United States (Sheet 2 of 3).

PROPOSED WORK: The applicant is proposing to construct an expansion to the existing Hinckley Distribution Center. The proposed project will result in the permanent filling of a portion of Wetland A, totaling 4.35 acres, and the permanent and complete filling of Wetland B, totaling 0.07 acres, resulting in combined permanent impacts of 4.42 acres (Sheet 3 of 3). No streams are proposed to be impacted.

PROJECT PURPOSE

Basic: To expand the Hinckley Distribution Center to provide cold storage space to support an increased product line for the existing northeast Ohio ALDI retail grocery stores.

Overall: To construct a 120,000 square foot (SF) building expansion, a 137,180 SF truck loading dock and parking expansion, 20-foot wide fire access road, and 0.40-acre stormwater detention basin.

Water Dependency Determination: The project does not require access or proximity to or siting within the 4.42 acres of proposed wetland impacts to fulfill its basic purpose. Thus, it is not a water dependent activity and practicable alternatives that do not involve wetlands, or other special aquatic sites, are presumed to be available unless clearly demonstrated otherwise.

Avoidance and Minimization Information: The applicant has provided information regarding on-site and off-site alternatives that would result in avoidance and minimization of wetland and stream impacts. The applicant has indicated that there are no design alternatives that will enable them to further avoid impacts to wetlands and streams, and still complete their project purpose.

The applicant has indicated that off-site alternatives are not practicable because of the existing infrastructure at the Hinckley Distribution Warehouse. Currently, the distribution center contains approximately 8.5 acres of refrigerated and non-refrigerated storage, associated parking lots and truck loading areas, offices, stormwater drainage, and access drives. The applicant would like to keep the distribution center consolidated to one facility. The expansion will require additional infrastructure but will also be utilizing some existing infrastructure. The applicant indicates that relocating off-site would require them to duplicate infrastructure. The applicant has indicated that in light of cost, existing technology, and logistics off-site alternatives are not practicable.

The applicant provided three on-site alternatives: the preferred site design, the current proposal, and the no impact alternative. The preferred design would have resulted in 5.4 acres of wetland impacts as the cold storage area and truck loading and parking areas were both larger. The current proposal reduces wetland impacts by 0.96 acres. The no impact alternative would avoid impacts to all wetlands but has been determined by the applicant to not be feasible as the project purpose could not be attained. After an evaluation of the environmental impacts resulting from the preferred site design the applicant has determined that the current proposal represents the most avoidance and minimization possible that still allows for a technically feasible project.

Proposed Mitigation: To compensate for wetland impacts the applicant is proposing to purchase 4.4 acres of wetland mitigation credit at the Edison Woods Wetland Mitigation Bank. In addition, the applicant proposes to protect the remaining 11.12 acres of on-site wetlands, 2,730 LF of stream channel, and a total of 15.64 acres of upland buffer with a conservation easement held by a third-party.

Location and details of the above described work are shown on the attached maps and drawings.

Comments or questions pertaining to the work described in this notice should be reference the Application Number and be directed to the attention of Keith C. Sendziak, who can be contacted at the above address, by calling (716) 879-4339, or by e-mail at: keith.c.sendziak@usace.army.mil. A lack of response will be interpreted as meaning that there is no objection to the work as proposed.

The applicant has certified that the proposed activity complies with Ohio's approved Coastal Zone Management Program and will be conducted in a manner consistent with that program. Any comments on the consistency of the proposed activity with Ohio's Coastal Zone Management Program should be forwarded to:

Mr. John Kessler
Ohio Department of Natural Resources
Office of Real Estate
2045 Morse Rd.
Columbus, OH 43229-6605
phone: 614-265-6621
email: john.kessler@dnr.state.oh.us

The following authorization is required for this project:

Water Quality Certification (or waiver thereof) from the Ohio Environmental Protection Agency

Based on preliminary findings, there do not appear to be any properties listed in, or eligible for listing in, the National Register of Historic Places within the permit area as shown on Sheet 1 of 3. This notice constitutes initiation of consultation with the Ohio Historic Preservation Office (SHPO) per Section 106 of the National Historic Preservation Act. All currently available historic resource information pertaining to this proposed project if any has been provided to the SHPO. Additional information concerning historic properties should be submitted to the Corps before the end of the comment period of this notice. The Corps will forward that information to the SHPO for their review.

Pursuant to Section 7 of the Endangered Species Act (16 U.S.C. 1531), the Corps of Engineers is consulting, under separate cover, with the United States Fish and Wildlife Service (USFWS) to evaluate any potential impacts to: northern long-eared bat (*Myotis septentrionalis*) and Indiana bat (*Myotis sodalis*) and to ensure that the proposed activity is not likely to jeopardize their continued existence or result in the destruction or adverse modification of critical habitat.

This notice is promulgated in accordance with Title 33, Code of Federal Regulations, parts 320-330. Any interested party desiring to comment on the work described herein may do so by submitting their comments, in writing, so that they are received no later than 4:30 pm on the expiration date of this notice.

Comments submitted in response to this notice will be fully considered during the public interest review for this permit application. All written comments will be made a part of the administrative record which is available to the public under the Freedom of Information Act. The Administrative Record, or portions thereof may also be posted on a Corps of Engineers internet web site. Due to resource limitations, this office will normally not acknowledge the receipt of comments or respond to individual letters of comment.

Any individual may request a public hearing by submitting their written request, stating the specific reasons for holding a hearing, in the same manner and time period as other comments.

Public hearings for the purposes of the Corps permit program will be held when the District Commander determines he can obtain additional information, not available in written comments, that will aid him in the decision making process for this application. A Corps hearing is not a source of information for the general public, nor a forum for the resolution of issues or conflicting points of view (witnesses are not

sworn and cross examination is prohibited). Hearings will not be held to obtain information on issues unrelated to the work requiring a permit, such as property ownership, neighbor disputes, or the behavior or actions of the public or applicant on upland property not regulated by the Department of the Army. Information obtained from a public hearing is given no greater weight than that obtained from written comments. Therefore, you should not fail to make timely written comments because a hearing might be held.

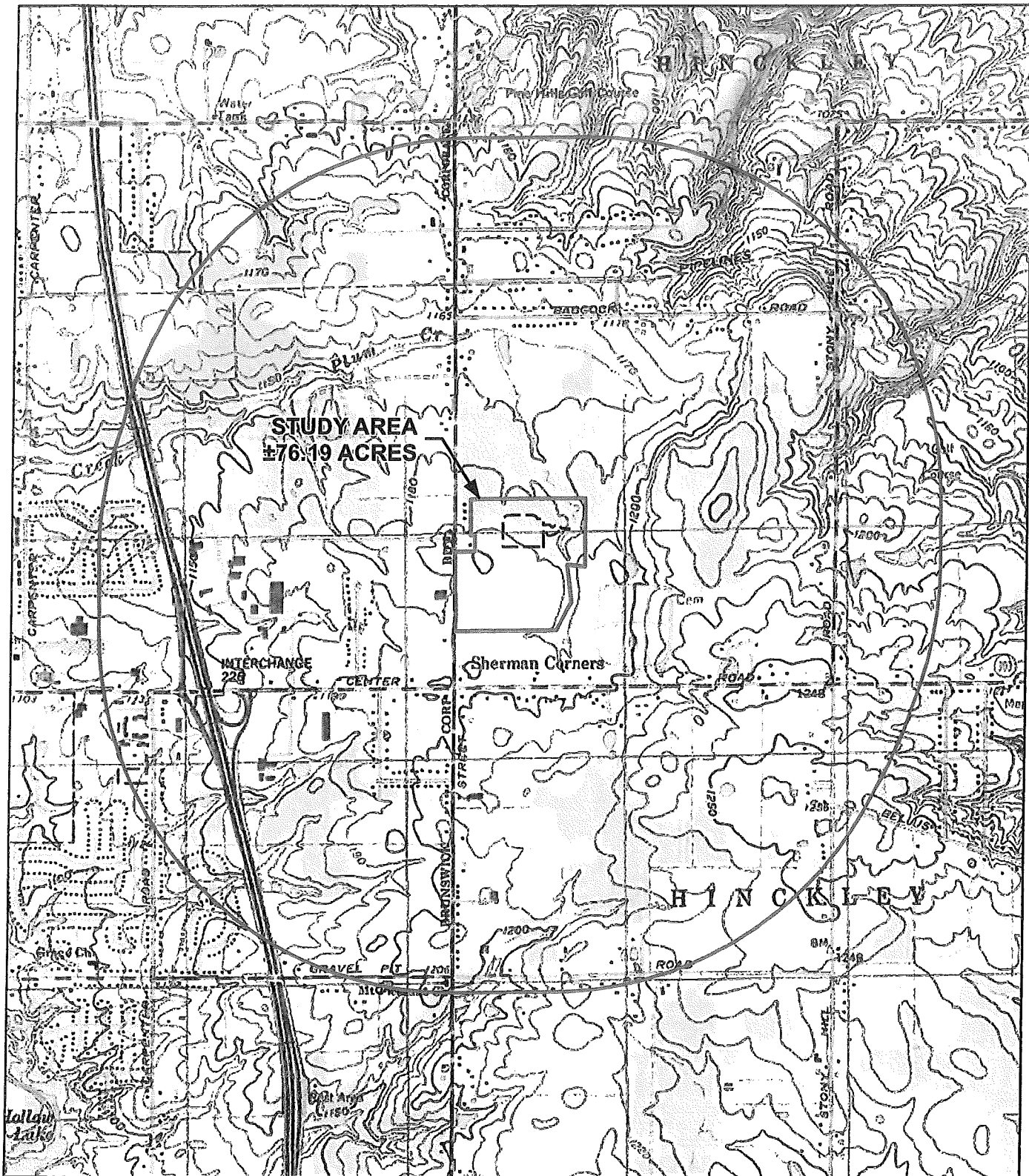
The decision to approve or deny this permit request will be based on an evaluation of the probable impact, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among these are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

SIGNED

Diane C. Kozlowski
Chief, Regulatory Branch

NOTICE TO POSTMASTER: It is requested that this notice be posted continuously and conspicuously for 30 days from the date of issuance.



- STUDY AREA (±76.19 AC.)
- PROPOSED LIMITS OF DISTURBANCE
- 1 MILE BUFFER

FIGURE 1: SITE LOCATION MAP
ALDI DISTRIBUTION CENTER EXPANSION PROJECT
HINCKLEY TOWNSHIP
MEDINA COUNTY, OHIO

REFERENCE:
 USGS 7.5 MIN TOPO QUAD
 MEDINA, OHIO QUAD

PROJECT: 14000409
 DATE: 9/27/2014

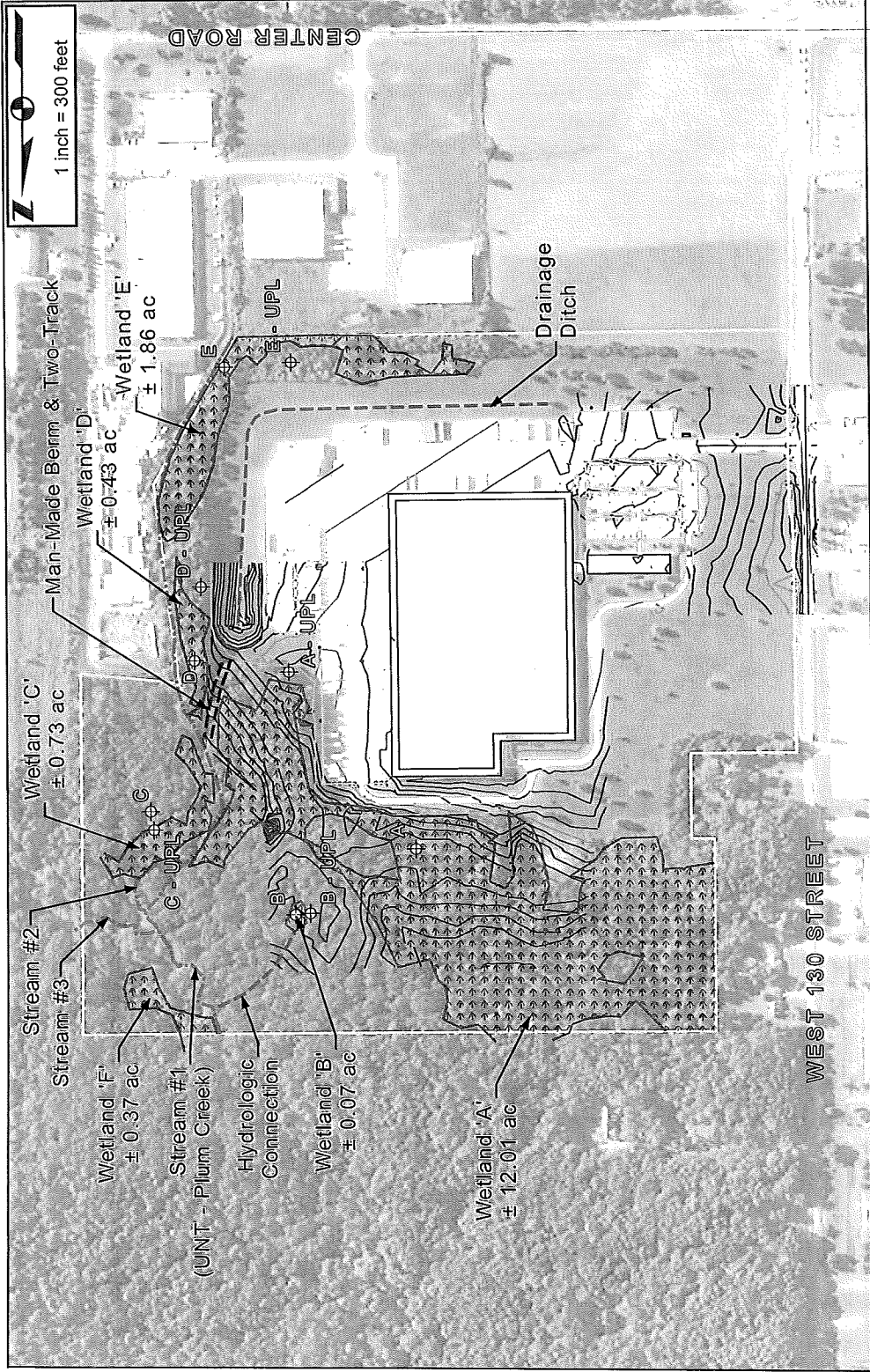
0 1,000 2,000
 Feet
 1" = 2,000 FEET



ALDI, Inc.
 D/A Processing No. 2014-00451
 Medina County, Ohio
 Quad: Medina
 Sheet 1 of 3



ALDI, Inc.
D/A Processing No. 2014-00451
Medina County, Ohio
Quad: Medina
Sheet 2 of 3



Reference: USDA NAIP 2013 NRCS

NATURAL FEATURE INVENTORY			
Natural Feature	Type	Acres (On Site)	Linear Feet (On Site)
Wetland 'A'	PFO	12.01	-
Wetland 'B'	PEM	0.07	-
Wetland 'C'	PFO	0.73	-
Wetland 'D'	PFO	0.43	-
Wetland 'E'	PSS/PEM	1.86	-
Wetland 'F'	PFO	0.37	-
Stream #1 (UNT - Plum Creek)	Perennial	-	2,200
Stream #2	Ephemeral	-	256
Stream #3	Intermittent	-	276
Total		15.47	2730

WETLAND DELINEATION CONDUCTED APRIL 1 & APRIL 8, 2014
REVISED PER USACE JUNE 11, 2014
USGS HUC & WATERSHED - 04110001 (BLACK-ROCKY)
FEMA FLOOD ZONE X
FIRM PANEL # 3903C0160E & 3903C0155E

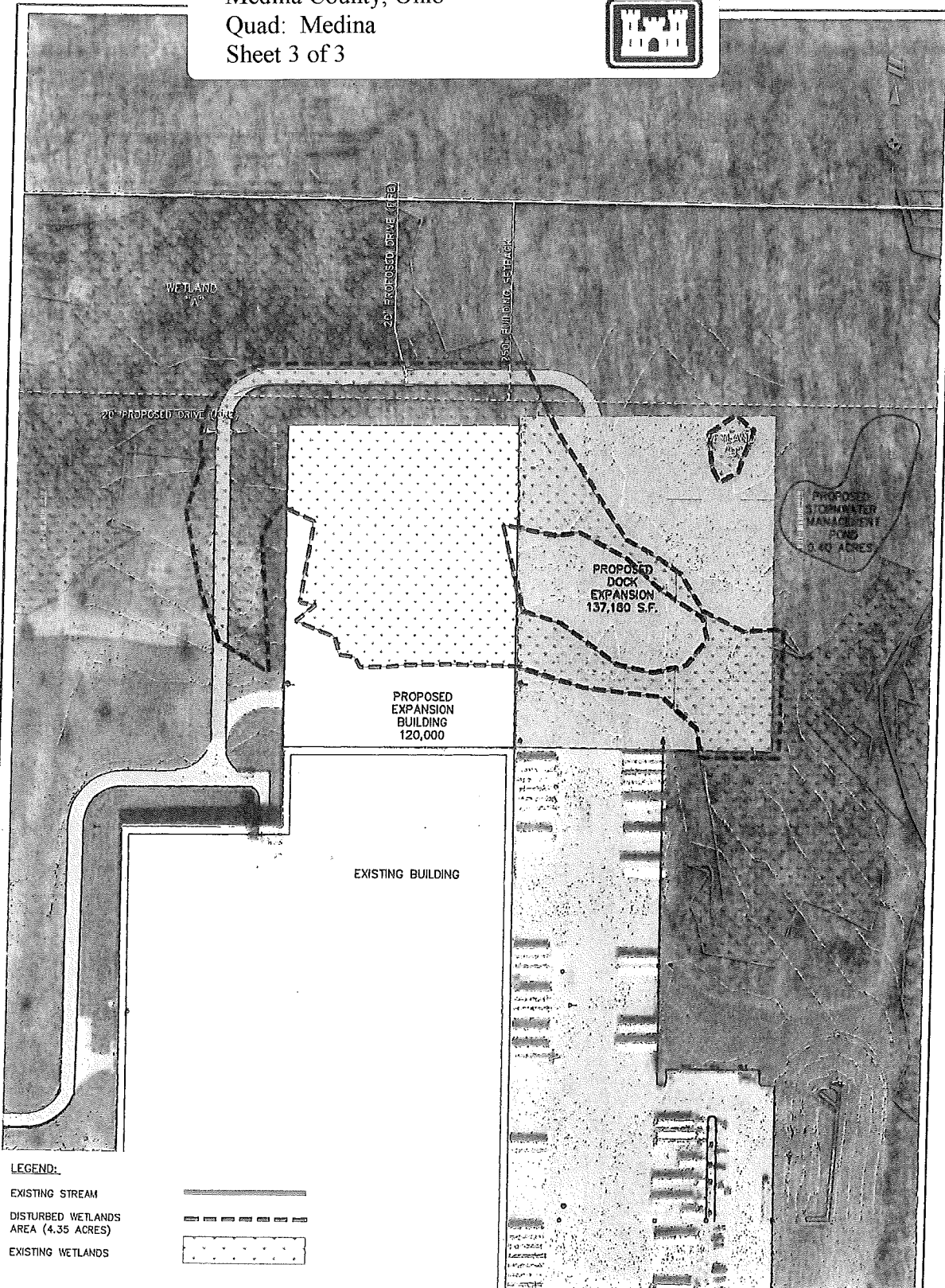
NOTE:
THE WETLAND BOUNDARIES DEPICTED ON THE MAP ARE
PRELIMINARY UNTIL REVIEWED BY THE U.S. ARMY CORPS
OF ENGINEERS (USACE). ONLY THE USACE HAS THE
AUTHORITY IN THE STATE OF OHIO TO DETERMINE THE
JURISDICTIONAL STATUS OF WETLANDS AND STREAMS.

PROJECT NO.: 14000409
DR: lwp
DATE: 10/10/2014

- Legend
- APPROXIMATE PARCEL BOUNDARY (±76.2 AC)
 - EXISTING STREAM
 - EXISTING WETLAND
 - DATA POINT

ALDI DISTRIBUTION CENTER EXPANSION PROJECT
WETLAND DELINEATION MAP
HINKLEY TOWNSHIP
MEDINA COUNTY, OHIO

ATWELL
866.850.4200 | www.atwell-group.com



ALDI - HINCKLEY OHIO WETLAND
MINIMAL DEGRADATION ALTERNATIVE
PROJECT NO.: 14000409
DATE: 02014-10-21



ATWELL

866.650.6200 | www.atwell-group.com
7100 E. PLEASANT VALLEY RD., SUITE 220
INDEPENDENCE, OH 44131
440.348.2000